

State Use 957
Print Date 11/22/2024 10:49:55

CURRENT OWNER				TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT						1006 EAST LONGMEADOW, MA VISION							
FAIRVIEW EXTENDED CARE SERVIC 725 NORTH ST PITTSFIELD MA 01201						1 TYPCL						Description		Code	Appraised		Assessed								
												EXEMPT		957	22,776,100		22,776,100								
												EXM LAND		957	1,682,400		1,682,400								
				SUPPLEMENTAL DATA								EXEMPT		957	123,500		123,500								
				Alt Prcl ID SP Permit Chapter La OC Dates In+Ex FY Mailed GIS ID F_375245_2848813				Received NIA Field 8 Field 9 Field 10 Assoc Pid#																	
												Total		24,582,000		24,582,000									
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)												
FAIRVIEW EXTENDED CARE SERVICE BER HANNOVER HEALTHCARE MASS				07556 0067		09-26-1990		U	I	7,693,000		1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed				
				05705 0165		10-26-1984		U	I	5,337,950			2024	957	21,363,300	2023	957	19,596,700	2022	957	22,275,400				
													957	1,682,400	957	1,567,000	957	1,274,300							
													957	123,500	957	106,800	957	72,600							
				Total									23,169,200	Total		21,270,500		Total		23,622,300					
EXEMPTIONS								OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor APPRAISED VALUE SUMMARY Appraised Bldg. Value (Card) 22,182,100 Appraised Xf (B) Value (Bldg) 594,000 Appraised Ob (B) Value (Bldg) 123,500 Appraised Land Value (Bldg) 1,682,400 Special Land Value 0 Total Appraised Parcel Value 24,582,000 Valuation Method C Total Appraised Parcel Value 24,582,000													
Year	Code	Description		Amount		Code	Description		Number	Amount														Comm Int	
Total				0.00																					
ASSESSING NEIGHBORHOOD																									
Nbhd		Nbhd Name		B		Tracing		Batch																	
0001						957		BA																	
NOTES																									
9/19/2017 PL 380/104 COMBINES PARCELS 119-26=93 6-5-0, 6-6-0, 6-8-0 & 6-9-0 INTO ONE TO BE IDENTIFIED AS 6-9-0 WITH 13.15 TOTAL ACRES. SEE PS #1154 DEMO TOOK APPROX 26 ROOMS & 13 FULL BTHS																									
BUILDING PERMIT RECORD												VISIT / CHANGE HISTORY													
Permit Id		Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments			Date		Id	Type	Is	Cd	Purpose/Result							
202202361		07-19-2022	15	TENT	1,624		0		2 - 20X20 TENTS			07-13-2021		334			15	PERMIT VISIT							
202200890		03-18-2022	6	SIGN	770	06-30-2022	100	06-30-2022	FREE STANDING SIGN			06-01-2020		400			15	PERMIT VISIT							
202102036		12-08-2021	MN	Manual Note	285		0		FIRE ALARM			06-27-2019		400			15	PERMIT VISIT							
202102932		09-30-2021	12	REROOF	10,999		100		INSTL ROOF SYST ON GARA			05-17-2013		105			15	PERMIT VISIT							
202102036		06-21-2021	MN	Manual Note	23,000		100		SPRINKLERS			04-13-2012		317			15	PERMIT VISIT							
202102036		06-15-2021	8	RENOVATION	2,464,968		100		RENOVATE TO ASSISTED LI			11-18-2010		317			15	PERMIT VISIT							
202002798		10-20-2020	5	DEMOLITION	49.000	07-13-2021	100	07-13-2021	REMOVAL OF 2 WINGS OF B			12-02-2009		317			15	PERMIT VISIT							
LAND LINE VALUATION SECTION																									
B	Use Code	Description	Zone	Land Type	Land Units	SF	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nhbd Adj	Notes		Location Adjustment		Adj Unit Pric	Land Value							
1	957	CHAR SERVICE	RB	SITE	217,800	SF	3.69	1.56000	D	1.00	BA	1.000					0	5.76	1,254,500						
1	957	CHAR SERVICE	RB	EXCESS	8.150	AC	52,500.00	1.00000	0	1.00	BA	1.000					0	52,500	427,900						
Total Card Land Units					13.15	AC	Parcel Total Land Area: 13.15						Total Land Value					1,682,400							

CONSTRUCTION DETAIL					CONSTRUCTION DETAIL (CONTINUED)						
Element	Cd	Description			Element	Cd	Description				
Style:	54	NURSING HM									
Model	94	COMMERCIAL									
Grade	A	VERY GOOD									
Stories	2.00	2 STORY									
Occupancy	131.00				MIXED USE						
Exterior Wall 1	7	BRICK			Code	Description		Percentage			
Exterior Wall 2	16	STONE VENR			957	CHAR SERVICE		100			
Roof Structure	1	GABLE						0			
Roof Cover	11	MEMBRANE						0			
Interior Wall 1	1	DRYWALL			COST / MARKET VALUATION						
Interior Wall 2					RCN		22,406,132				
Interior Floor 1	6	CERAMIC TL			Year Built		2018				
Interior Floor 2	15	LAMINATE			Effective Year Built		2020				
Heating Fuel	2	GAS			Depreciation Code		EX				
Heating Type	3	FORCED H/W			Remodel Rating						
AC Percent	100				Year Remodeled						
FBM Sqft					Depreciation %		1				
Bldg Use	957	CHAR SERVICE			Functional Obsol						
Total Rooms	131				External Obsol						
Bedrooms	131				Trend Factor		1				
Full Baths	131				Condition						
Half Baths	25				Condition %						
Extra Fixtures	73				Percent Good		99				
#Heat Sys	1				Cns Sect Rcnd		22,182,100				
Frame	2	STEEL			Dep % Ovr						
Bath Style	G	GOOD			Dep Ovr Comment						
Foundation	6	SLAB			Misc Imp Ovr						
Partitions	T	TYPICAL			Misc Imp Ovr Comment						
Wall Height	12.00				Cost to Cure Ovr						
FBM Quality					Cost to Cure Ovr Comment						
Overhead Door											
Kitchens	1										
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)											
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Good	Grade	Grade Adj	Appr. Value	
85	PAVING	L	30,000	2.00	1970	GD	70	G	1.25	52,500	
86	CONC PAV	L	160	2.30	2012	GD	70	A	1.00	300	
GEN	GENERATOR	B	0	0.00	2018	AV	99	A	1.00	0	
03	GARAGE	L	704	32.00	1970	AV	55	A	1.00	12,400	
19	PATIO	L	1,000	8.00	1970	EX	90	E	1.75	12,600	
02	SHED/FR	L	288	12.00	2000	GD	70	A	1.00	2,400	
02	SHED/FR	L	32	12.00	2001	AV	55	A	1.00	200	
86	CONC PAV	L	144	2.30	2012	GD	70	A	1.00	200	
SPR	SPRINKLER	L	1	1.00	2019	AV	55	A	1.00	0	
61	ELEV-COMME	B	4	75000.00	2018	GD	99	G	0.00	594,000	
BUILDING SUB-AREA SUMMARY SECTION											
Code	Description				Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value		
FFL	1ST FLOOR				43,530	43,530		264.83	11,528,146		
SFL	2ND FLOOR				41,075	41,075		264.83	10,877,983		
Ttl Gross Liv / Lease Area					84,605	84,605			22,406,129		

FFL
(43,530 sf)

SFL
(41,075 sf)



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Model	94	COMMERCIAL								
Grade	A	VERY GOOD								
Stories	2.00	2 STORY								
Occupancy	131.00					MIXED USE				
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Exterior Wall 2	16	STONE VENR								
Roof Structure	1	GABLE								
Roof Cover	11	MEMBRANE				COST / MARKET VALUATION				
Interior Wall 1	1	DRYWALL				RCN		Year Built Effective Year Built Depreciation Code Remodel Rating Year Remodeled Depreciation % Functional Obsol External Obsol Trend Factor Condition Condition % Percent Good Cns Sect Rcld Dep % Ovr Dep Ovr Comment Misc Imp Ovr Misc Imp Ovr Comment Cost to Cure Ovr Cost to Cure Ovr Comment		
Interior Wall 2										
Interior Floor 1	6	CERAMIC TL								
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FBM Quality										
Overhead Door										
Kitchens	1									
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Good	Grade	Grade Adj	Appr. Value
83	SIGN	L	105	28.75	2019	GD	70	G	1.25	2,600
83	SIGN	L	42	28.75	2019	GD	70	G	1.25	1,100
02	SHED/FR	L	113	12.00	2019	GD	70	G	1.25	1,200
77	LITE-SIN	L	10	690.00	2019	AV	55	A	1.00	38,000
BUILDING SUB-AREA SUMMARY SECTION										
Code	Description				Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
Ttl Gross Liv / Lease Area										